

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th** day of **March, 2004**, by and between **A.D. Foster**, _____ party of the first part, and **Ronnie O. Moses and wife, Jo Angela Moses**, parties of the second part, **as tenants by the entirety with full rights of survivorship and not as tenants in common.**

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **MS**.

Lot 12, Section C, Davall Hills Subdivision, in Section 23, Township 1 South, Range 7 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 27, page 50, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel #: 10762303000012.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record as shown in Plat Book 27, Page 50, said lands are subject to rights of way and easements for public roads and for public utilities to applicable building, zoning subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands all in said Chancery Clerks Office and 2004 City of Olive Branch and 2004 Desoto County Taxes not yet due and payable.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

A. D. Foster

A.D. Foster

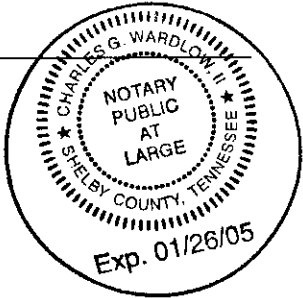
STATE MS.-DE SOTO CO. *bx*
FILED *bc*
APR 5 3 59 PM '04
496 PG 2
CH. CLK.

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **A.D. Foster** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **29th** day of **March, 2004**.

My commission expires: _____

Notary Public



Property address:

4075 Davall

Olive Branch, MS 38654

Owner's name:

Ronnie O. Moses (Grantee)

Jo Angela Moses

4075 Davall

Olive Branch, MS 38654 662/429-7873
N/A

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Ronnie O. Moses

4075 Davall

Olive Branch, MS 38654

This instrument prepared by:

Southern Trust Title Company

Tax ID # 62-1656156

Memphis, TN 38120

File No.:

476288S

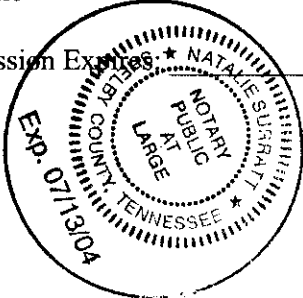
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$178,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Country AU
Affiant

Subscribed and sworn to before me this **29th** day of **March, 2004**.

Natalie Suratt
Notary Public

My Commission Expires: _____



GRANTOR: A.D. FOSTER
4075 DUVALL
OLIVE BRANCH, MS 38654
662/429-7873
N/A

(FOR RECORDING DATA ONLY)

RETURN TO:
JAMES W. AMOS
2430 CAFFEY STREET
HERNANDO, MS 38632
662/429-7873